

Bedrooms & Septic Sizing

“Bedroom” means any room normally used for sleeping and indicated as such on building plans. The minimum number of bedrooms per square foot of floor area (basement, first, second, etc.) shall be:

1,000 sq ft	1 bedroom
1,001 – 2,000 sq ft	2 bedrooms
2,001 – 3,000 sq ft	3 bedrooms
Each additional 500 sq ft or portion thereof	1 bedroom

Use of one-bedroom applies only to a secondary structure being served by the same OSS as the primary structure (e.g., a studio ADU and a three-bedroom single-family residence served by system designed for four-bedrooms).

New Construction (undeveloped lot)

1. How many bedrooms are listed building permit application custom field and shown on the architectural plan set floor plan?	
2. What is the total (heated/conditioned) square footage as provided on the building permit application custom fields/architectural plan set?	
a. Using the table within the definition of bedroom from SCC 12.05, what is the minimum number of bedrooms?	
3. Comparing 1 and 2.a., what is the largest bedroom count?	

The greater sets the minimum number of bedrooms. The value determined in #3 is the minimum size the proposed septic system needs to be designed for.

Existing Lots & Existing Systems

	Existing (E)	Proposed (P)	E + P
1. How many bedrooms are listed building permit application custom field/shown on the architectural plan set floor plan and shown on Property Search ?			
2. What is the total (heated/conditioned) square footage as provided on the building permit application custom fields/architectural plan set and shown on Property Search ?			
a. Using the table within the definition of bedroom from SCC 12.05, what is the minimum number of bedrooms?			
3. Comparing 1 (sum) and 2.a., what is the largest bedroom count? The greater sets the minimum number of bedrooms.			
4. How many bedrooms is the existing system sized for?			

If the value of #4 is less than the value #3, then a septic system modification is required. This may include an expansion, replacement, or separate system to serve the proposed structure. The minimum size for a separate system is 2-bedrooms (240 gallons per day).

If the value of #4 is greater than the value of #3, then the existing system is adequately sized for the wastewater disposal for the proposed structure.